

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Terraced**

**Alexandria Road**

**£650,000**

A two bedroom Victorian mid-terrace house offered to the market with no onward chain and located moments from West Ealing (Elizabeth Line) station.

- Victorian terrace house
- Two double bedrooms
- Great potential for extending (STP)
- No onward chain
- Moments from Elizabeth Line
- Downstair cloakroom







**Freehold / House - Terraced**

# Alexandria Road, W13 0NR

## £650,000

This period house is perfectly positioned for the Elizabeth Line and offers great potential to extend, both on the ground floor and into the loft space. subject to the usual consents.

The ground floor features two reception rooms, a recently fitted kitchen and a very useful downstairs cloakroom. Door from the kitchen lead to a secluded rear garden. Up onto the first floor there are two generous double bedrooms, a large family bathroom and separate WC. The loft is boarded and offers plenty of useful storage and shelving.

Similar to neighbouring properties, there is fantastic scope for extensions and offers the new owner an opportunity to put their own stamp on the house.

Located on a residential street just a short stroll from West Ealing (Elizabeth Line) station and within easy reach of Ealing Broadway's amenities and station (Central and District lines and Elizabeth Line). West Ealing has an abundance of restaurants, cafes, and shops, including a large Waitrose supermarket.





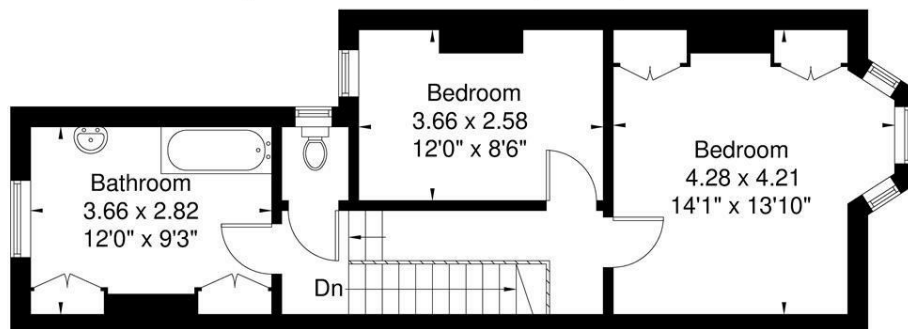
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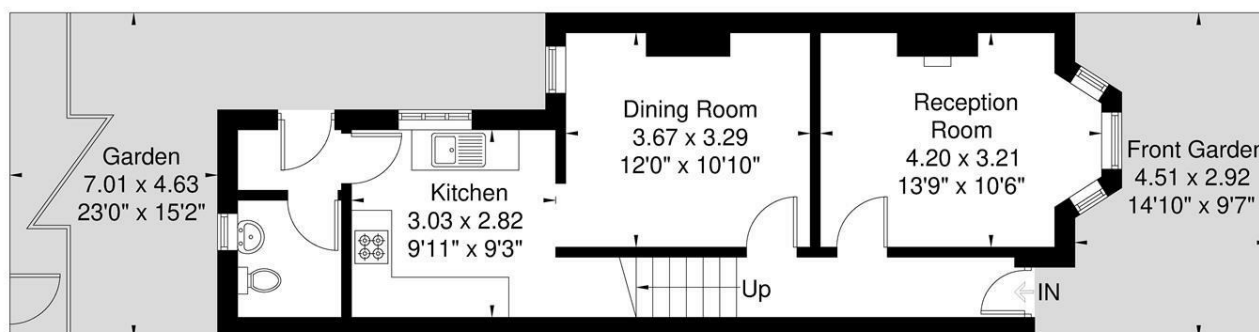
## Alexandria Road

Approximate Gross Internal Area = 91 sq m / 979 sq ft



### First Floor

45.8 sq m / 492 sq ft



### Ground Floor

45.2 sq m / 486 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.